

VINEYARD TOWN
PLANNING COMMISSION MEETING MINUTES
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, November 2, 2011, 7:00 pm

Commissioners Present:

Commission Chair Tyler Bergen
Commissioner Wayne Holdaway
Commissioner Steve Carlile
Commissioner Kelly Wixom

Commissioners Absent:

Commissioner Dave Robins

Staff Present:

Cathy Larsen, Associate Deputy Recorder
Heather White, Deputy Recorder
Jim Carter, Town Planner
Town Council Liaison Norm Holdaway

Others Present:

Duane Rasmussen, Castlewood Development
Jerry Grover, Anderson Geneva Development
Ed Gramp, Anderson Geneva
Stuart Park, Anderson Geneva

1. CALL TO ORDER

This meeting of the Vineyard Town Planning Commission, having been properly noticed, was called to order at 7:00 p.m. by Commission Chair Tyler Bergen.

2. PRAYER

Invocation was offered by Commissioner Carlile.

3. OPEN SESSION

No Public Comment.

4. COUNCIL UPDATE

TABLED – This item was moved to later in the meeting.

5. MINUTES REVIEW AND APPROVAL

MOTION – TO APPROVE THE PLANNING COMMISSION MINUTES OF APRIL 20, 2011, AS WRITTEN. Motion by Commissioner Holdaway, and seconded by Commissioner Wixom. All present were in favor. The Motion carries.

6. BUSINESS ITEMS

6.1 Discussion: Geneva Gateway Subdivision, RMU Zone – Preliminary Plat

Attachments included.

- Commissioner Bergen – Sullivan Love has included some review comments and recommendations.

- Jim Carter – This subdivision is located in the RMU (Regional Mixed Use) Zone. The subdivision application was originally filed in July, 2010. The original application was slightly different than what is currently being submitted. At that time, the Town created a punch list of needed items to move the process forward, but there were other issues that prevented it from being reviewed and carried forward. This is a re-submittal of that application. This discussion is intended to brief the Planning Commission on the process of approving a project in the RMU Zone. If the Planning Commission is comfortable with this approach, it can be moved forward for a formal subdivision review and approval at the next Planning Commission meeting. The RMU Zone contemplates that submission of a development plan for a parcel property could be in advance of the subdivision application for that property. That allows for mixed use of the property without drawing property boundaries first. This plat shows a proposal of approximately fifteen (15) acres residential and six (6) acres commercial. There will be future placement of water wells on this property. A checklist was provided by the Town Engineer, Don Overson, of needed items for this re-submittal of the subdivision application. These items are easily correctable.
- Jerry Grover – One reason Anderson Geneva Development did not move forward with this plat in 2010 is due to negotiations with UDOT for the expansion of Geneva Road. In conjunction with the original plat, there were seven (7) access points. As part of the negotiating sales contract with UDOT, Anderson would be guaranteed four (4) access points that would meet all of UDOT's criteria. UDOT will be building these access points in conjunction with the Geneva Road Project. The plat accesses are aligned with what is specified in the contract with UDOT. This preliminary plat does not show where the water access will be. Orem water will be accessed across Geneva Road to put in a master meter. The water access as well as the other checklist items will be reflected in the final plat submission.
- Jim Carter – The other conditions relate to the installation of infrastructure. The reason for this preliminary discussion is due to the order of events in the RMU Zone. The Zone language suggests there be a conceptual master plan before breaking off pieces of property. For a vertically mixed use project, you may want to do that. But here where the mixed use is horizontally spread out, it was felt that the plat should be looked at first; then a development plan for the residential would make sense. This way questions could be answered before moving forward. The component for the residential project could be prepared by the next Planning Commission meeting.
- Duane Rasmussen – Duane represents Castlewood Development. Castlewood would like to submit a development plan for a 300 multi-family stack units. The Site Plan shows the commercial pads. There will be accesses cutting into the commercial pads. There is an access off of Center Street into the project. The access off of Geneva Road will share with the multi-family project. There will be about 50% garages and about two (2) spaces per unit. This meets the criteria in the RMU Zone, as well as what Castlewood felt was necessary. The open space calculations will be included with the formal submittal. There is a clubhouse at the front of the project that will consist of an exercise room, a large utility room with a big screen TV, a kitchen, a dressing room, and a hot tub. The green spaces are land that Central Utah Water Conservancy District owns to build well units. There will be garages placed along the Union Pacific Railroad tracks for sanitation and to buffer the sound. These have worked well at other projects. The walls along the Union Pacific Railroad track will be approximately 6-8 feet in height. This will consist of stone, hardy board, and some stucco.
- Commissioner Bergon – This design matches conceptually with other Vineyard homes.

- Commissioner Wixom – She would be opposed to vinyl.
- Duane Rasmussen – Hardy board, instead of vinyl, has been used for a long time, and is very sturdy.
- Ed Gramp – Until the Geneva Road project is completed, it is unlikely there will be commercial interest. This project will be a catapult to getting more interest. The first step is to get Center Street completed, which is part of Vineyard's Master Plan. Anderson would like to see Center Street completed by next year.
- Jim Carter – These residential units will create different opportunities for commercial than you would typically expect to see.
- Duane Rasmussen – These residential units would drive up the commercial demand, such as dry cleaners, restaurant, fast food, etc.
- Ed Gramp – There may even be some office use.
- Stuart Park – There could be dental offices, orthodontics, etc.
- Jim Carter – When the RMU Zone was discussed a couple of years ago, there were thoughts of camping uses and office parks. As development moves to the north, Vineyard will see those sorts of applications. But the fact that this parcel is bounded by Geneva Road, railroad tracks, and Center Street constrains which types of development can occur in this area.
- Duane Rasmussen – The more commercial develops up and down Geneva Road, you will see more of a Vertical transition of mixed uses. This property lends itself to more of a horizontal mixed use. This multi-level complex development will be one phase. The larger buildings are 24-plexes and the smaller buildings are 12-plexes, and are all three stories. Some have one and two bedrooms, and some have three bedrooms. The interiors of the units are all rounded corners, walk-in closets in the master bedrooms, and vaulted ceilings on the third floor. Some will have a patio, which has some outside storage. It has not been settled yet as to whether these will be for rent or for sale. This will satisfy a need for housing in the community. If these are rentals, the rent will start at \$650-\$700 for a one-bedroom. If for sale, they will sell in the \$100,000 range. They are leaning towards renting because of the demand.
- Duane Rasmussen – Castlewood Development is purchasing the lot from Anderson Development.
- Commissioner Wixom – She would like to see if there are any existing liens for Castlewood Development to avoid any chance of bankruptcy.
- Duane Rasmussen – The title report will show that there are no judgments or liens. Castlewood Development will be purchasing the property. A separate entity will be assigned to the development project. Most likely, this will be financed with a HUD-guaranteed loan.
- Jim Carter – For a non-residential subdivision, which this is being characterized as a non-residential (mixed use) subdivision, proceeding to preliminary and final plat subdivisions simultaneously is allowable under the Zoning Ordinance. He is looking at coupling the development proposal with the subdivision plat (preliminary and final), barring any objection. He will be putting together a briefing packet for the Town Council so they can see what is being discussed. The density is 20 units per acre. This is designed for high density residential.
- Duane Rasmussen – The actual height is 29.1 to the bottom of the eaves and 44.4 to the ridge of the roof, which is well under what the RMU Zone allows for height. He doesn't know what the HOA fees will be. If these are rentals, the HOA fees will be included in the rent. These are designed to be for a family environment.

- Jim Carter – He is not asking for formal action at this time. He will put together all materials for the next Planning Commission meeting.

7. **PLANNING COMMISSION MEMBER'S REPORTS**

No reports.

8. **STAFF REPORTS**

No reports.

4. **COUNCIL UPDATE**

CONTINUED – Discussion regarding roads was given by Council Member Norm Holdaway.

9. **ITEMS REQUESTED FOR NEXT AGENDA**

Jim will put together Site Plan approval and a staff report.

10. **ADJOURNMENT**

This meeting was adjourned at 7:37 p.m. by Commission Chair Bergen

MINUTES APPROVED BY PLANNING COMMISSION ON: June 6, 2012

CERTIFIED CORRECT BY: _____
Cathy D. Larsen, Associate Deputy Recorder